

Brownfields Assessment Demonstration Pilot

St. Louis County, MO

Outreach and Special Projects Staff (5105)

Quick Reference Fact Sheet

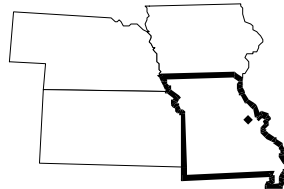
EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$200,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, cleanup revolving loan fund programs (each funded up to \$500,000 over five years) to capitalize loan funds to make loans for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

EPA selected St. Louis County for a Brownfields Pilot. The Pilot is focusing its activities on Wellston, which is part of a federally designated Enterprise Community, a state-designated Enterprise Zone, and part of the St. Louis Regional Empowerment Zone. Wellston's population has declined by 60 percent over the past 50 years, 46 percent of the current residents live below the poverty level, and the city has a 22 percent unemployment rate. Most industries have moved to the outer suburbs, and a once-vibrant retail district has disappeared from the city. The St. Louis County Pilot is focusing on a 100-acre area near the Wellston Metro Link Station. A previous user of a portion of that area was the Wagner Electric Company. It manufactured electrical transformers, electric motors, brake linings, and other components. A portion of the Wagner site was cleaned up under Superfund authority; however, the city believes that other areas adjacent to the site may be contaminated due to activities that took place at the Wagner property.

The main focus of the Land Clearance for Redevelopment Authority of St. Louis County and the City of Wellston is to redevelop some of their brownfields areas (including portions of the Wagner site) as the Wellston Technology Park (WTP). The

PILOT SNAPSHOT



St. Louis County, Missouri

Date of Announcement:
September 1997

Amount: \$200,000

Profile: The Pilot targets a 100-acre area near the Wellston Metro Link Station.

Contacts:

Land Clearance for Redevelopment
Authority of St. Louis County and
the City of Wellston
(314) 889-7663

U.S. EPA - Region 7
(913) 551-7786

Visit the EPA Region 7 Brownfields web site at:
<http://www.epa.gov/region07/specinit/brown/brownfields.htm>

For further information, including specific Pilot contacts,
additional Pilot information, brownfields news and events, and
publications and links, visit the EPA Brownfields web site at:
<http://www.epa.gov/brownfields/>

WTP would require improvements to infrastructure to facilitate residential and commercial development. In addition, numerous properties surrounding the WTP are to be assessed and redeveloped according to the adopted redevelopment plan for the City of Wellston. The Pilot is seen as an opportunity to recapture a long-lost regional asset and to create a stronger tax base for the city.

OBJECTIVES

The Pilot's goal is to create employment and reinvestment opportunities by redeveloping a 100-acre abandoned industrial area into a light industrial technology park, complimented by residential and commercial redevelopment. Objectives of the Pilot are to conduct environmental assessments of properties in the target area, prepare cleanup and redevelopment plans, and develop a community outreach program.

ACCOMPLISHMENTS AND ACTIVITIES

The Pilot has:

- Identified 350 brownfields in the project area through its geographic information system (GIS) efforts; and
- Completed Phase I assessments at 135 sites throughout the target area and determined that 129 sites do not require cleanup.

The Pilot is:

- Continuing assessments on additional targeted sites;
- Preparing a comprehensive redevelopment plan, including land-use strategies; and
- Developing a community outreach program to involve residents in the Pilot area in the redevelopment efforts.

LEVERAGING OTHER ACTIVITIES

Experience with the Wellston Pilot has been a catalyst for related activities, including the following:

- The Pilot is leveraging \$1,075,000 for the development of a nonprofit day care center proposed for one of the Pilot-assessed sites through partnerships with the Federal Transit Authority's Livable Communities Initiative (\$325,000), the Department of Human Services' Community Development Block Grants (\$500,000), and the Department of Housing and Urban Development's Economic Development Initiative (\$250,000).
- EPA awarded St. Louis County a \$100,000 supplemental assistance grant to target four brownfields in Wellston and Lamay.